

OFFICE PARK & FULLY LEASED CLASS A BUILDING FOR SALE IN SPINDALE, NORTH CAROLINA, \$ 2,750,000



A 14.5 ACRE PARCEL THAT MAY BE COMPLETED AS AN OFFICE & MANUFACTURING PARK, WITH A FULLY LEASED CLASS A OFFICE BUILDING INCLUDED, THIS SITE IS IDEALLY LOCATED FOR FUTURE EXPANSION .

SPINDALE IS A SMALL BUT GROWING TOWN IN THE WESTERN NORTH CAROLINA FOOTHILLS, CLOSE TO COUNTY SEAT OF RUTHERFORDTON, ITS HOSPITAL, COUNTY COURTHOUSE AND OTHER GOVERNMENTAL OFFICES.

THE BUILDING IS A FORMER TEXTILE COMPANY'S CORPORATE HEADQUARTERS THAT WAS PURCHASED AND THOROUGHLY RENOVATED.

THE SITE IS AVAILABLE FOR EITHER A PARTIAL OWNER/USER, OR AN INVESTOR.

A SHORT DRIVE TO ASHEVILLE, CHARLOTTE, GREENVILLE, SPARTANBURG & OTHER CITIES, AND 5 MILES TO RUTHERFORD COUNTY JETPORT.

BLOCK BUILDING IS 16,000 SQ FT MOL, SPLIT 7,400 DOWNSTAIRS AND 8,600 UPSTAIRS.

BUILT IN 1994, BUT HAS HAD A RECENTLY COMPLETED REMODEL CONSISTING OF NEW 50 YEAR ROOF, ALL NEW HVAC SYSTEMS, FLOORING, BRAND NEW ELEVATOR, LOBBY, T-1 WIRING, AND TOO MANY OTHER ITEMS TO LIST.

SELLER OCCUPIES GROUND FLOOR, AND HIS COLDWELL BANKER COMPANY WILL LEASEBACK AT \$ 12.66 PER SQUARE, TRIPLE NET, OR WILL VACATE SHOULD BUYER WISH TO USE THE SPACE.

2ND FLOOR IS LEASED TO MARKETING COMPANY AT \$ 4,000 PER MONTH, TRIPLE NET.

OWNER WILL CONSIDER SOME FINANCING.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.

OFFERED BY PATRICK CALHOON OF CALHOON REAL ESTATE
2401 WEST BAY DR, SUITE 421, LARGO, FL, 33770

WWW.PATCALHOON.COM *** PATCALHOON@AOL.COM *** 727-542-0998

AFFILIATED AND
OR LICENSED IN :
FL, NC, GA, SC,
TN, CT & MA !

